

Town of Jericho

Development Review Board SUBDIVISION Application

Application #: 2016015Parcel Code: RW003

1. The undersigned hereby applies to appear before the Development Review Board for the following (check one):

- ☐ Boundary Line **Adjustment**
☐ **Sketch Plan** Review
☒ Preliminary Plan Review
☐ **Amendment** to Subdivision Approval

Final Plan Review:

- ☐ **MINOR** Subdivision (1-3 lots) - must complete all requirements in Section 10 of the Jericho Land Use and Development Regulations (see checklist).
☒ **MAJOR** Subdivision (4+ lots) - must complete all requirements in Section 10 of the Jericho Land Use and Development Regulations (see checklist).

Number of lots resulting from subdivision: 8**2. Project Information**Description: 7-unit Planned Residential Development with associated infrastructureLocation: 3 Raceway RoadZoning District(s) in which property is located: AGR COM FOR OS RR VCTR VIL**3. Interested Parties**Applicant Name: Great Northern Development Corp. (c/o Josh Girard)Email address: ncconstruction428@gmail.com Mailing Address: 11 Raceway Road, Jericho, VT 05465Phone: 802-598-0656 Applicant's relationship to parcel (check one): ☐ Owner ☒ Option to purchaseLandowner of Record Name (if not applicant): Stephen & Frances Boucher Living TrustAddress/Phone: 733 N. 65th Street, Mesa, AZ 85205


Professional advisor(s) Give name, address, phone, title:

Professional Engineer Peter F. Heil, PE, CPESC - O'Leary-Burke Civil Associates, PLCOther (specify) 13 Corporate Drive, Essex Jct., VT 05452; p: 802-878-9990; e:pheil@olearyburke.com

Name(s) of current adjacent landowner(s):

See attached Abutters List

Landowner Signature (Date)


 Applicant Signature (Date) 4/13/2016

FOR OFFICE USE ONLY

Public Hearing(s) Date

DRB Action taken:

May 26, 2016Fee Paid: \$2,211.17Application Date: 4-20-16

Decision Date: _____



O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

April 20, 2016

Ms. Katherine Sonnick
Planning & Development Coordinator
Jericho Municipal Offices
P.O. Box #39
Jericho, VT 05465

RE: Request for combined Preliminary & Final Hearing
7-Unit Planned Unit Development
3 Raceway Road, Jericho, VT

Dear Katherine:

We are writing on behalf of Great Northern Development, LLC (c/o Josh Girard) to request scheduling for a combined Preliminary & Final Plan review of a proposed Planned Unit Development on an approximate 37 acre parcel near the intersection of Route 15 and Raceway Road.

The proposal is for an 8 Lot, 7 Unit Planned Unit Development. Lots 1 – 7 are proposed single family lots which will be served by a proposed 22' wide Road directly off Raceway Road. Lot 8 is an approximate 31 acre Common Land Lot. Please refer to Plan Sheet 1 for Lot sizes. Each single family lot will utilize individual sewage disposal systems and will be served by municipal water. Stormwater will be collected and treated via shallow roadside swales prior to discharging the treated runoff via an outfall spreader onto the common land between Lots 5 & 6 which will eventually flow into the Browns River. The proposed single family lots 1 - 7 exceed the dimensional requirements for a PUD within the Village District.

The proposal was well received at the December 10, 2015 Sketch hearing. Please find the following responses to the red review items per the Sketch Plan Staff Report (any items not specifically addressed are to be agreed upon / understood):

Section 10.12.3.2: The project proposes 7 single family home lots, which trigger the Major Subdivision application as a PUD;

Section 10.12.8: We are requesting the attached submittal be reviewed as a combined Preliminary & Final. As the project only proposes 7 single family lots, with a shared road access, we request the entire project to be included as a single phase;

Section 10.12.9: We are requesting the attached submittal be reviewed as a combined Preliminary & Final. As the project only proposes 7 single family lots, with a shared road access, we request the entire project to be included as a single phase;

Section 10.12.9.3: Per the attached Plan & Profile and Road details & specifications, the proposed street meets and/or exceeds Town Standards;

Section 10.12.9.4: The applicant's Attorney (Elizabeth Demas of Clarke Demas & Baker) is preparing all required legal documents and will forward directly to the Town;

Section 10.12.10: It is understood that the recording of the Final Plat shall be recorded within 180 days after Final Approval;

Section 10.13.1: By proposing the project as a Planned Unit Development (PUD), the majority of the existing 37± acre will remain as Common Land / Open Space (Lot 8). The proposed single family lots 1 - 7 exceed the dimensional requirements for a PUD within the Village District.

Section 10.13.4.1: The Wetlands Overlay & River Overlay Districts are located within the open space / common land (Lot 8);

Section 10.13.4.2: The parcel does not contain any slopes >25% or have any prominent hill sides, ridgelines and/or significant rock outcroppings. By proposing a PUD, the project clusters the development within a smaller disturbed footprint, and minimizes the disturbance associated with the prime agricultural soils on-site. The project does not propose any impacts to any habitat blocks located on-site. The entire are proposed for development is with the "Village District" for which growth is encouraged;

Section 10.13.4.3: By proposing the project as a Planned Unit Development (PUD), the majority of the existing 37± acre will remain as Common Land / Open Space (Lot 8), which includes the portion of Browns River which flows through the Common Land /Open Space;

Section 10.13.4.4: The legal documents include designated open space (Lot 8) restrictions and establish maintenance responsibilities;

Section 10.13.5.2: By proposing the project as a Planned Unit Development (PUD), the majority (approximately 30.99 acres) of the existing 37± acre will remain as Common Land / Open Space (Lot 8), or approximately 84%, which far exceeds the minimum 25% required;

Section 10.13.5.3: The (2) "narrow strips" of open space are existing, with no proposed changes to these areas;

Section 10.13.5.4: The area in which the single family homes are proposed has been historically hayed in the past. No "crop use" has occurred within the past 15+ years;

Section 10.13.5.5: The proposed open space / common land is a large contiguous lot that abuts existing open farmland surrounding the parcel;

Section 10.13.5.6: The open space / common land will be controlled & maintained in equal ownership (1/7th each) for passive recreational purposes;

Section 10.13.7: The proposed 7 single family homes is far below the maximum 27 units potentially allowed per the permitted density requirements. See Legal Documents;

Section 10.13.9.2: The proposed single family lots 1 - 7 exceed the dimensional requirements for a PUD within the Village District. Please refer to Plan Sheet 1 for the building envelopes / setbacks;

Section 10.13.9.3: The project proposes 1.1 acres of impervious coverage, which is approximately 3.0% of the total parcel;

Section 10.13.9.4: The Common Land surrounds the proposed development lots, which provides a minimum 50' buffer zone from any abutting parcel and also preserves the existing meadow access (located adjacent to Lots 1 & 2). The building setbacks associated with each single family lot further increases the buffer. The DRB did not suggest landscape screening was required;

Section 10.13.9.5: The project proposes various lot sizes ranging from 0.55 acres – 0.93 acres for the single family lots and an approximate 31 acre common land / open space lot;

Section 10.13.9.6: The project does not propose any shared amenities, such as an accessory office, common laundry, storage, kitchen/dining area, and/or indoor recreational facility;

Section 10.13.9.7: The parcel contains an existing rail bed / VAST trail, with portions of the existing VAST trail to be relocated to allow for construction of the sewage disposal areas. We understand that Staff will contact the trails committee for further recommendation, if any.

Section 11.1.3: Per the attached Plan & Profile and Road details & specifications, the proposed street meets and/or exceeds Town Standards. A copy of the Road maintenance agreement will be forwarded upon receipt;

Section 11.1.5: Per the attached ITE Trip Generation Rate spreadsheet, the proposed (7) single family homes will produce an anticipated 67 trips/day, which is less than a 25% increase to existing traffic along Raceway Road.

Section 11.1.7: The applicant is proposing "Bittersweet Lane" as the street name;

Section 11.1.8.7: The project proposes only 7 single family homes, which is far less than the 30 units maximum associated with a dead end street. The proposed road does not allow for the potential of an extension due to environmental impacts (wetlands, Browns River, Floodway, topographical, etc.);

Section 11.2: As the single family homes will be custom built, it is anticipated that each new unit will include a garage. The driveways shown on the plans provide additional parking within each respective driveway, providing more than 2.0 parking spaces/dwelling unit;

Section 11.4.2: Please refer to Plan Sheet 1 for the existing isolation well shield associated with the Nestlebrook Condominium Association drilled well, as well as the wastewater isolation zones associated with the proposed sewage disposal systems for the project. All required isolations per the State EPR's are being met;

Section 11.4.7: The access road is proposed to connect via Raceway Road (as opposed to Route 15), while providing the maximum separation from Route 15 as feasible;

Section 11.4.8.2: The building envelopes / setbacks on Lots 5 & 6 honor the Class 2 50' buffer. No impacts are proposed to wetlands or associated buffer;

Section 11.4.8.4: The building envelopes / setbacks on Lots 5 & 6 honor the Class 2 50' buffer. No impacts are proposed to wetlands or associated buffer. A Split rail fence is proposed along the wetland buffer on Lots 5 & 6 (and small portion on Lot 8 – Common Land);

Section 11.5.2: Please refer to Plan Sheets 1, 2, 6 & 7 for the locations of slopes between 8-15%, proposed road grades, and details/specifications for the erosion & sediment control devices. The project will require a State Construction General Permit which will be provided prior to Construction;

Section 11.5.2.2: The project proposes approximately 7,800 sf of impact on slopes >15% and <25%. As this disturbance is less than 10,000 sf, Conditional Use review is not required;

Section 11.6.1.4: The parcel contains an existing rail bed / VAST trail, with a small portion of the existing VAST trail to be relocated to allow for construction of the sewage disposal areas.

Section 11.7.3: The project will be served by municipal water. The project proposes to connect to the existing watermain along Route 15. Please refer to Plan Sheets 1, 2 & 5 for additional information;

Section 11.7.4: Please refer to Plan Sheets 1, 3 & 4 for sewage disposal information. Each lot will be served by an individual sewage system with the systems serving Lots 4, 5 and 6 located on the Common Land (Lot #8);

Section 11.8.4: Please refer to Plan Sheets 1 & 6 for the locations, details & specifications for the proposed street trees and cedar hedge along the Mt. Mansfield Universalist Church property line where headlight shine could otherwise be an issue;

Section 11.12: Please refer to the Plan set for all utility layouts. All new utilities serving the project are to be underground. The existing utility pole at Raceway Road, where the road proposes to connect, will be relocated;

Section 11.12.2: Please refer to the Plan set for all utility layouts. All new utilities serving the project are to be underground. The existing utility pole at Raceway Road, where the road proposes to connect, will be relocated;

Section 11.13.1.4: Please refer to Plan Sheets 1, 2 6 & 7 for stormwater conveyance information. The Water Quality Volume & Recharge requirements are met utilizing shallow roadside grassed channels with an infiltration / outfall spreader to be located of the end of the cul-de-sac. A State Individual Stormwater Permit will be required and will be provided prior to Construction. Please refer to the attached HydroCAD computations;

Section 11.13.1.7: The proposed maximum road grade is shown at 10%. Stone check dams are shown within the 10% section of the roadside swales to control stormwater runoff velocities. (2) drywells ((1) on each side of the road) are proposed at the top of the 10% gradient to infiltrate runoff associated with the entrance portion of the road to and minimize the amount of water from conveyed in the 10% roadway section;

Section 11.13.2: The project remains outside of the Fluvial Erosion Hazard Zone of the Browns River. The project will require a Construction General Permit which will be provided prior to Construction. Please refer to Plan Sheets 1, 2 6 & 7 for additional erosion & sediment control details & specifications;

Please find the following attachments:

1. Combined Preliminary & Final Plan Application – Major Subdivision;
2. Combined Preliminary & Final \$2,241.17 Application Fee;
3. Abutters List;
4. Sketch Plan Staff Report;
5. ITE Trip Generation Rates;
6. School Impact Questionnaire;
7. HydroCAD computations;
8. Deposit, Purchase & Sale Agreement;
9. Nine (9) full size, (9) 11"x17" and digital copies of the Plan Set;

Please schedule for the May 26, 2016 DRB hearing, if possible. If you have any questions, call.

Sincerely,



Peter F. Heil, PE, CPESC

Enc.

cc: Frances Boucher
Josh Girard

Job #: 2015-32
A 9-Lot, 7-unit Planned Residential Development
Abutters List
10/22/15

Parcel ID: PA002
John & Theresa Bergeron
2 Packard Road
Jericho, VT 05465

Parcel ID: PA005X
Town of Jericho
PO Box 67
Jericho, VT 05465

Parcel ID: CH052
Gary & Tammy Davis
52 Cilley Hill Road
Jericho, VT 05465

Parcel ID: VT167
Matthew & Elizabeth Bame
167 VT Route 15
Jericho, VT 05465

Parcel ID: VT169
Gregory & Anita Hall
169 VT Route 15
Jericho, VT 05465

Parcel ID: VT171
Robert & Robin Minard
171 VT Route 15
Jericho, VT 05465

Parcel ID: VT175
Randall & Sharon Boardman
175 VT Route 15
Jericho, VT 05465

Parcel ID: VT177
Lewis Family Trust Life Estate
(c/o Virginia & George Lewis)
177 VT Route 15
Jericho, VT 05465

Parcel ID: VT179
Vicki Lou Johnson
Bob Hugh & Aldis Johnson
179 VT Route 15
Jericho, VT 05465

Parcel ID: VT183
Randy Babineau & Marisse Lorenz
185 VT Route 15
Jericho, VT 05465

Parcel ID: VT189
Travis & Amanda Voyer
189 VT Route 15
Jericho, VT 05465

Parcel ID: VT195X
Mount Mansfield Unitarian
Universalist Church
195 VT Route 15
Jericho, VT 05465

Parcel ID: VT205
The Merchants Bank
PO Box 100
Burlington, VT 05402

Parcel ID: VT184
Peter Mutolo
184 VT Route 15
Jericho, VT 05465

Parcel ID: VT198
Gary & Jennifer Villeneuve
198 VT Route 15
Jericho, VT 05465

Parcel ID: WD005A
Lynn Downes
5A Woodland Drive
Jericho, VT 05465

Parcel ID: WD005B
Ronnel Amelia Lutz
5B Woodland Drive
Jericho, VT 05465

Parcel ID: WD005C
Michael Merola & Katherine Lucas
5C Woodland Drive
Jericho, VT 05465

Parcel ID: WD005D
Deborah Chanin
5D Woodland Drive
Jericho, VT 05465

Parcel ID: WD005E
Kelly Morin
5E Woodland Drive
Jericho, VT 05465

Parcel ID: WD005F
Michael & Nicole Stefanowicz
5F Woodland Drive
Jericho, VT 05465

Parcel ID: WD005G
Kristi Blacklock
5G Woodland Drive
Jericho, VT 05465

Parcel ID: RW044
Dean Davis
44 Raceway Road
Jericho, VT 05465

Parcel ID: RW011
Joshua Girard (applicant)
11 Raceway Road
Jericho, VT 05465

Parcel ID: RW003
Stephen & Frances Boucher Living Trust
(landowner)
733 N. 65th Street
Mesa, AZ 85205

Parcel ID: RW007A
Scott Hibbard
7A Raceway Road
Jericho, VT 05465

Parcel ID: RW007B
Dominique Dube
7B Raceway Road
Jericho, VT 05465

Parcel ID: RW007C
Miranda Warner & Ryan Miller
7C Raceway Road
Jericho, VT 05465

Parcel ID: RW007D
Elizabeth Ann Greene
7D Raceway Road
Jericho, VT 05465

Parcel ID: RW007E
Michael & Jessica Hoskins
7E Raceway Road
Jericho, VT 05465

Parcel ID: RW007F
Eric Thompson
7F Raceway Road
Jericho, VT 05465

Parcel ID: RW007G
Nicole & Christopher Yandow
7G Raceway Road
Jericho, VT 05465

Parcel ID: RW007H
Loren Black, Jr.
7H Raceway Road
Jericho, VT 05465